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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** STEPHANIE BUBENHEIM, SENIOR PLANNER *SB*  
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**THROUGH:** AMY TEMES, PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** OCTOBER 7, 2020

**SUBJECT:** A. UP20-05, ALTA GILBERT AT COOLEY STATION: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROX. 6.0 ACRES LOCATED SOUTH OF THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS TO ALLOW RESIDENTIAL UNITS ON THE GROUND FLOOR IN THE GATEWAY VILLAGE CENTER (GVC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

B. DR20-46, ALTA GILBERT AT COOLEY STATION.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To allow a high-density multi-family development integrated into the mixed-use Verde at Cooley Station area.

### RECOMMENDED MOTION

Move to continue UP20-05, Alta Gilbert at Cooley Station to November 4, 2020.

Move to continue DR20-46 Alta Gilbert at Cooley Station to November 4, 2020

### APPLICANT

Company: Burch & Cracchiolo  
Name: Brennan Ray

### OWNER

Company: SB2-VB, LLC  
Name: Norm Brody

Address: 1850 N. Central Ave. Ste. 1700  
Phoenix, AZ 85004  
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## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878 annexing 738 acres at Recker and Williams Field Roads.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station – Residential, Office and Shopping Center PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone approximately 124.5 acres for the Cooley Station – Village and Business Center PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approx. 300 acres in the Cooley Station – Residential, Office and Shopping Center PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>February 15, 2018</i>	Town Council approved Cooley Development Agreement in Resolution No. 3955 redefining the Cooley Station Village Center and respective construction and financial obligations.
<i>January 22, 2019</i>	Town Council approved GP18-10 and Z18-20, adopting Resolution No. 4032 and Ordinance No. 2699 rezoning 57.16 acres and creating the Verde at Cooley Station Planned Area Development.
<i>January 22, 2019</i>	Town Council approved a first Amendment to the Restated Cooley Development Agreement in Resolution No. 4033 updating exhibits in the agreement.
<i>February 6, 2019</i>	Planning Commission approved DR18-206 Verde at Cooley Station master site plan and Phase I improvements.
<i>August 15, 2019</i>	DR19-59 Verde at Cooley Station Phase II – Buildings H/I, J, and M were approved administratively.
<i>October 17, 2019</i>	Town Council adopted Ordinance No. 2735 in case Z19-14 amending Verde at Cooley Station PAD to modify street cross sections.
<i>January 8, 2020</i>	Planning Commission approved DR19-156 Verde at Cooley Station Phase III – Buildings B1, B2, C, and E,
<i>March 4, 2020</i>	Planning Commission approved DR19-109 and UP19-35 Quintana at Verde, a 195-unit multi-family apartment complex part of Verde at Cooley Station master plan and directly west of subject site.

June 5, 2020	DR20-08 Verde at Cooley Station Phase IV – Building A was approved administratively.
August 5, 2020	Planning Commission reviewed UP20-05 and DR20-46 as Study Session items.

### **Overview**

Wood Partners is proposing a 249-unit luxury apartment complex Alta Gilbert at Cooley Station, the first Alta community in Gilbert. The multi-family project will be the third phase of the larger mixed-use project Verde at Cooley Station in the heart of Cooley Station Village Center and within the Gateway Character Area. The site is within the Verde at Cooley Station PAD and the Mesa Gateway Airport Overlay District (Overflight Area 3).

The proposed development is located on 6.0 acres south of the southwest corner of Recker and Williams Field Roads with a full motion access on Recker Road; the existing roadway improvements were previously installed through a CIP project. The site is within the Gateway Village Center zoning district with flexible development standards to help create a higher density product consistent with the village center vision. The site is proposed at 37 DU/acre and will be integrated into the mixed-use development north of the site. The project includes a portion of the 35' wide pedestrian corridor spine to the west of the site that will provide a multi-use pathway connection from Williams Field Road to the future transit station.

The Design Review case is running concurrently with a Conditional Use Permit (UP20-05) to allow 1<sup>st</sup> floor residential within the Gateway Village Center (GVC) zoning district. This is a similar request to the recently approved development directly west of the site Quintana at Verde (DR19-109) also part of the Verde at Cooley Station master plan.

Staff is requesting the two projects be continued to the November 4, 2020 public hearing to provide the applicant additional time to address outstanding review comments.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

### **STAFF RECOMMENDATION**

Move to continue UP20-05, Alta Gilbert at Cooley Station to November 4, 2020.

Move to continue DR20-46, Alta Gilbert at Cooley Station to November 4, 2020.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. B.', with a stylized, cursive script.

Stephanie Bubenheim  
Senior Planner

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

# UP20-05, DR20-46: Alta Gilbert at Cooley Station

## ***Notice of*** Attachment 1 - Notice of Public Hearing/Vicinity Map

**PLANNING COMMISSION DATE:**

**Wednesday, October 7, 2020\* TIME: 6:00 PM**

**LOCATION:** Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

**\*Call Planning Division to verify date and time: (480) 503-6625**

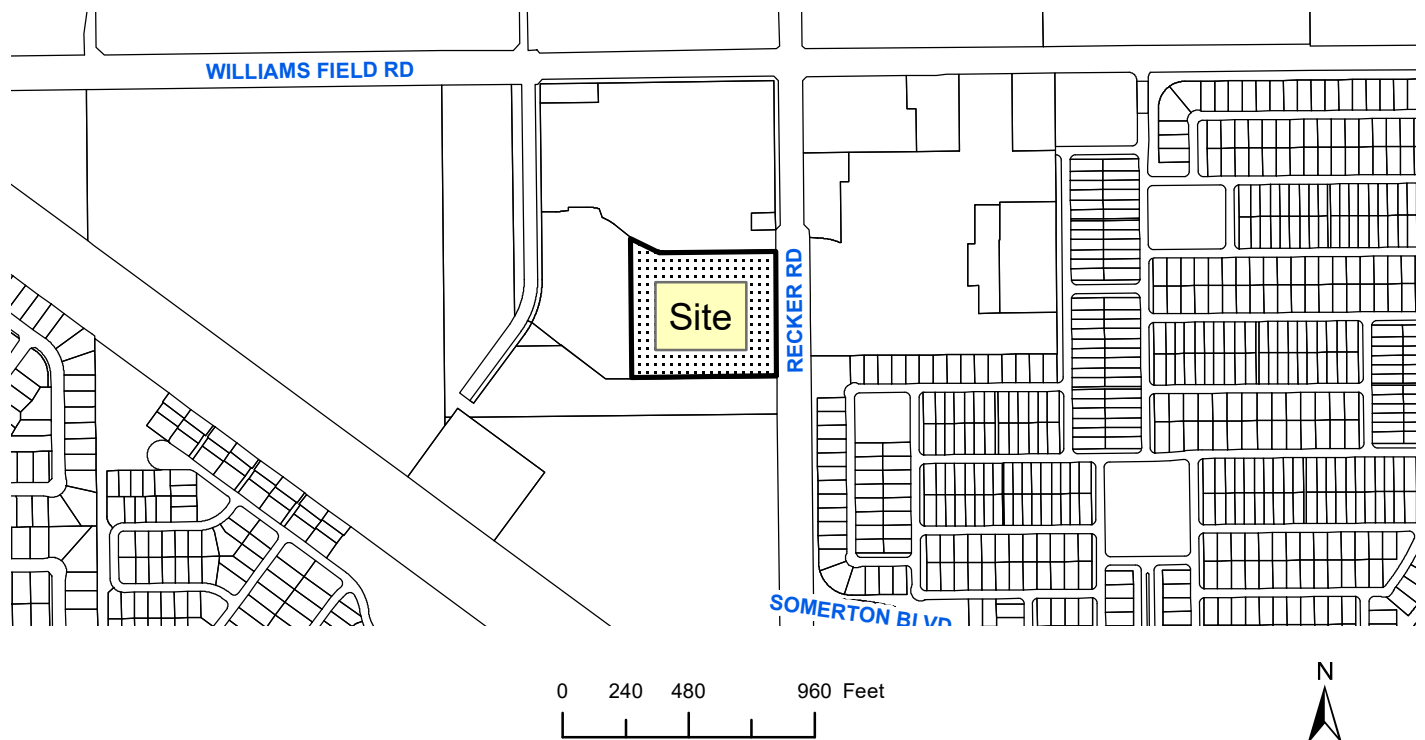
\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

### **REQUESTED ACTION:**

**DR20-46 ALTA GILBERT AT COOLEY STATION:** Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 6.0 acres, generally located south of the southwest corner of Recker and Williams Field Roads, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay.

**UP20-05 ALTA GILBERT AT COOLEY STATION:** Request to approve a Conditional Use Permit for approx. 6.0 acres generally located south of the southwest corner of Recker and Williams Field Roads to allow residential units on the ground floor in the Gateway Village Center (GVC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions that address the relation of ground floor residential to the master planned development.

### **SITE LOCATION:**



**APPLICANT:** Burch & Cracchiolo  
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